

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
FEBRUARY 2, 2016
MINUTES**

A regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:30 p.m. on February 2, 2016 in the Pre-Council Conference Room of City Hall, 201 North Ector Drive. Chairman Richard McNeese stated there was a quorum of members of the Planning and Zoning Commission present. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal and Commission Members: Eric Owens, Ronald Dunckel, and Steve Ellis. Commission Member David Brown arrived at 5:45 p.m.

During the Pre-Session Meeting:

- Senior Planner Stephen Cook reviewed the regular agenda.
- Senior Planner Stephen Cook presented the Development Update covering Glade Parks, Glade Parks South, Mid-Town, Gala at Oak Crest, and Riverwalk!

PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

The Euless Planning and Zoning Commission continued their meeting in the Council Chambers at 6:30 p.m. for consideration of scheduled items.

STAFF PRESENT:

Mike Collins, Director of Planning and Economic Development
Hal Cranor, Director of Public Works
Paul Smith, Fire Marshall
Stephen Cook, Senior Planner
Don Sheffield, Building Official
Mollie Snapp, Administrative Secretary

VISITORS:

Amanda Mata
Jason Reyes
David Bond

INVOCATION

Vice Chairman LuAnn Portugal gave the invocation.

THE PLEDGE OF ALLEGIANCE

Chairman Richard McNeese led the Pledge of Allegiance.

ITEM NO. 1 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES

Approve Planning and Zoning Commission minutes of a regular meeting of January 19, 2016.

Commissioner Steve Ellis made a motion to approve the minutes for the called meeting of January 19, 2016. Commissioner Ronald Dunckel seconded the motion. The vote was as follows:

Ayes: Chairman Richard McNeese, Vice Chairman LuAnn Portugal, and Commission Members: Eric Owens, Ronald Dunckel, and Steve Ellis.

Nays: None

Abstention: Commissioner David Brown

Chairman Richard McNeese declared the motion carried. (5-0-1)

ITEM NO. 2 CASE NO. 15-12-SP – CONSIDER A REQUEST FOR A SITE PLAN

Approve a request for a Site Plan for Commercial Development proposed to be located on 3.76 acres of the Jesse Doss Survey, Abstract No. 441, located at 2401 Rio Grande Boulevard within the Glade Parks development.

Stephen Cook, Senior Planner gave a brief description of the case. 24-Hour Fitness intends to develop a 37,021 SF membership fitness club at the above described location.

Access – The site within Glade Parks is within the second phase of the Glade Parks overall master development plan. The site is located on Rio Grande Boulevard at the intersection of the southern access point from SH 121, Goodnight Trail. The fitness center will have access from both Rio Grande Boulevard and Brazos Boulevard on the west side and will have cross access with the adjacent parcels once those sites are developed.

Parking – The site contains 216 parking spaces. This exceeds the number of parking spaces required for the land use.

Landscaping – Landscaping will be placed throughout the site as the location's visibility comes from the both the Brazos Boulevard and from Rio Grande Boulevard. The site proposes landscaping and sidewalk enhancements through the parking areas. There are sidewalks connecting to both Rio Grande and Brazos Boulevard.

Exterior – The building will be designed to emulate the inline-retail already constructed in Glade Parks. Utilizing a mixture of stone and stucco with a multi-height parapet front façade. Standing seam metal will be located over the windows.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks Planned Development Ordinance.

Commissioner Ronald Dunckel asked for clarification of the 360 view that would make the building accessible all around as he was under the understanding that there was no rear entrance to the facility.

Senior Planner Stephen Cook stated that the intent was to make sure there were adequate sidewalks to allow for pedestrian access to the front of the facility.

Chairman Richard McNeese verified that the exterior would replicate that of the Glade Parks Inline.

Senior Planner Stephen Cook confirmed.

There were no further questions or comments presented by the Commission.

Vice Chairman LuAnn Portugal made a motion to approve case no. 15-12-SP. Commissioner David Brown seconded the motion. The vote was as follows:

Ayes: Chairman Richard McNeese, Vice Chairman LuAnn Portugal, and Commission Members: Eric Owens, Ronald Dunckel, and Steve Ellis.

Nays: None

Abstention: None

Chairman Richard McNeese declared the motion carried. (6-0-0)

ITEM NO. 3 CASE NO. 16-01-FP – CONSIDER APPROVAL OF A FINAL PLAT

Approve a request for a Final Plat to be located on 24.398 acres out of the J. Havens Survey, Abstract 685, to be platted as Block K, Lots 1, 2, and 4, Glade Parks Addition located at 2701 – 2921 Rio Grande Boulevard.

Stephen Cook, Senior Planner gave a brief description of the case. The applicant proposes to plat Block K, Lots 1, 2, and 4 of Glade Parks Addition in order to accommodate a commercial in-line retail development within the Glade Parks development. The plat submitted to the City of Euless confirms the appropriate easements and boundaries according to City of Euless regulations.

This final plat was originally brought to the Planning and Zoning Commission in October of 2015. Since that time, the applicant has reassessed how the lots are to be subdivided in order to ensure all property ownerships are accurately reflected on the plat prior to recording.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval of the final plat.

There were no questions or comments presented by the Commission.

Commissioner David Brown made a motion to approve case no. 15-10-SP. Commissioner Steve Ellis seconded the motion. The vote was as follows:

Ayes: Chairman Richard McNeese, Vice Chairman LuAnn Portugal, and Commission Members: Eric Owens, Ronald Dunckel, and Steve Ellis.

Nays: None

Abstention: None

Chairman Richard McNeese declared the motion carried. (6-0-0)

ITEM NO. 4 ADJOURN

There being no further business the meeting was adjourned at 6:43 p.m.

Chairman Richard McNeese

Date